



**NOTICE OF INTENT TO ADOPT  
A MITIGATED NEGATIVE DECLARATION**

**Project Title:** 730 Central Avenue Residential Project  
**City/County:** City of Mountain View, County of Santa Clara  
**California Public Review Period:** March 23, to April 22, 2022

**NOTICE IS HEREBY GIVEN** that the City of Mountain View finds that no significant effect on the environment, as prescribed by the California Environmental Quality Act of 1970 (CEQA), as amended, will occur for the 730 Central Avenue Residential Project (Project) in the city of Mountain View. The Draft Initial Study-Mitigated Negative Declaration (IS-MND) will be available beginning on March 23, 2022, for review and comment by the public and all interested persons, agencies, and organizations for a period of 30 days, ending April 22, 2022. All comments on the draft IS-MND must be received by that date.

**Project Location:** The project site is located at 730 Central Avenue near the intersection of North Central Avenue and David Avenue in the City of Mountain View, County of Santa Clara. The Assessor’s Parcel No. is 158-45-001.

**Project Description:** The proposed project would involve demolition of the existing vacant building on the site and subsequent construction of a new four-story residential building with 21 apartment units, a ground level parking garage, and a lobby. The project would require a Conditional Use Permit and the project applicant has requested a 42.5 percent density bonus to accommodate the proposed density, which would allow 21 units instead of the 15 units normally allowed in the Mixed-Use Corridor land use designation. The requested density bonus would allow the project applicant to exceed density and building height allowed under current City zoning allowances and would offer two units at 50 percent area median income and one unit at 95 percent area median income. Vehicle access to the garage would be via a single ingress and egress driveway located on Central Avenue. The project would include 11 vehicle parking spaces. The proposed structure would also provide a bicycle room with spaces for 21 bicycles. Communal areas would be located on the east and west sides of the proposed structure. The communal area on the eastern side would contain a community patio with patio furniture and a fire table.

The City of Mountain view has completed an Initial Study for the proposed project. The Initial Study found the project would have less-than-significant impacts with mitigation in the areas of Hazards and Hazardous Materials. The Initial Study found the project would have a less-than-significant impacts in the areas of Aesthetics, Agriculture & Forestry, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hydrology/Water Quality, Land Use/Planning, Mineral Resources, Noise, Population/Housing, Public Services, Recreation, Transportation/Traffic, Tribal Cultural Resources, Utilities/Service Systems, and Wildfire. Based on the Initial Study, the Senior Planner has determined that

preparation of a Mitigated Negative Declaration is appropriate for the project described above.

**Availability of the Draft Initial Study - Mitigated Negative Declaration:** Copies of the draft IS- MND will be available for review beginning on March 23, 2022, at the following locations:

- City of Mountain View, Community Development Department, 500 Castro Street, 1<sup>st</sup> Floor, Mountain View, (650) 903-6306, during business hours, Monday to Friday 8:00 a.m. to 4:00 p.m.
- Mountain View Public Library, 585 Franklin Street, Mountain View, (650) 903-6887.
- City of Mountain View website:  
<https://www.mountainview.gov/depts/comdev/planning/activeprojects/default.asp>

Comments may be submitted in writing to Margaret Netto, Senior Planner, City of Mountain View, Community Development Department, P.O. Box 7540, Mountain View, CA 94041, or emailed to [margaret.netto@mountainview.gov](mailto:margaret.netto@mountainview.gov).

Signature and Title: Margaret Netto, Senior Planner

Date: March 22, 2022